

# OAKLAND COMMUNITY COLLEGE

A Report to the Community

## MILLAGE-FUNDED RENOVATION & CONSTRUCTION PROJECTS

FISCAL YEARS 2003-2004



Auburn Hills  
Campus



Orchard Ridge  
Campus



Highland Lakes  
Campus



Southfield  
Campus



Royal Oak  
Campus



OAKLAND  
COMMUNITY  
COLLEGE



## VISION

Oakland Community College puts students first so they reach their highest potential. We are a caring college that values innovation, high quality service and professionalism at every level.

## MISSION

OCC is a student-centered institution which provides high quality learning opportunities and services to individuals, communities and organizations on an accessible, affordable basis.

## PURPOSES

Oakland Community College provides high quality

- Educational experiences enabling students to transfer to other institutions of higher education
- Occupational and technical learning opportunities to improve students' employability
- Community services, including cultural, social and enrichment opportunities for lifelong learning
- Opportunities in developmental education to prepare students for college-level studies
- Workforce development training and learning opportunities to meet the needs of business and industry
- General Educational opportunities enabling students to learn independently and develop skills for personal and career success

## The OCC Board of Trustees

John F. Wangler, EdD, Chair  
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Pamala M. Davis  
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Sandra L. Ritter  
Janice Simmons

Mary S. Spangler, EdD, Chancellor

When it opened in 1965 – with an enrollment of 3,860 students (a national record) – OCC's students consisted mainly of recent high school graduates. In its first three decades, enrollment increased more than 750 percent – and the student population changed dramatically.

A profile of today's typical OCC students would reveal that:

- 28 is the average age
- 88 percent reside in Oakland County
- 60 percent are women
- More than 20 percent are minorities
- 75 percent attend part-time because of work
- More than 52 percent of credit hours are taken in night classes
- More than 50 percent are studying to improve employment skills or gain new ones
- 10 percent already hold a bachelor's degree or higher, making OCC one of the largest post-graduate schools in the state
- 40 percent of students plan on a bachelor's degree or higher and are preparing to transfer to The University of Michigan, Michigan State or another university in the state
- 73 percent are in general academic courses
- 17 percent are in business courses
- 10 percent are in technical and health courses
- 96 percent of OCC grads are gainfully employed within six months of graduation – a trend that remained steady over the past decade and true even during periods of high unemployment



## What Our Leaders Say About OCC

*“OCC is providing a vital educational niche for a whole fabric of our society who need to take retraining for new jobs.”*

L. Brooks Patterson  
Oakland County Executive

*“Today individual economic successes and our nation’s economic future depend on our people’s commitment to continuing education. Now, more than ever, education and training are essential to a higher standard of living for Americans...the leadership at Oakland Community College has responded to this challenge, adding new programs at the lightning pace [at which] technology itself develops.”*

Senator Carl Levin  
OCC 1998 Commencement Speaker

## A Letter from the Chancellor



Dear Reader:

Since joining Oakland Community College in 2003 as the college’s seventh chancellor, I have come to understand how much of an asset this college is to Oakland County. As the largest community college in Michigan, we’ve touched the lives of more than 650,000 students (nearly half the population of Oakland County) in our 40 years of service.

And we’ve impacted those lives in an astonishing variety of ways: with affordable quality educational, training and life-long learning experiences; with nationally recognized workforce development training programs; and with unique collaborative efforts that have made OCC an integral partner in the success and dynamic growth of Oakland County.

That partnership for success requires OCC to focus on the future, providing students with the educational environment, technology and facilities that will help them become the skilled workers of today...and tomorrow. Oakland County voters affirmed their faith in OCC’s ability to do just that when they approved in 1995 the first-ever millage increase for OCC, then extended that approval from 2002 to 2012.

This report highlights some of the most significant renovation and construction projects the college has undertaken or completed between July 1, 2002, and June 30, 2004, using the millage funds entrusted to us by the voters of Oakland County.

Signs on each of our five campuses thank the voters of Oakland County for their confidence in us. Their willingness to make this vital investment in our future holds such great potential for all of us. I would add my personal thanks and commitment to each of you, as Oakland Community College focuses on providing students – and our area businesses and industries – with an expert workforce trained in the skills and attitudes needed to excel in a global economy.

A handwritten signature in green ink that reads "Mary Spangler". The signature is fluid and cursive, with a large, prominent "M" and "S".

Mary S. Spangler, EdD  
Chancellor



# OAKLAND COMMUNITY COLLEGE: A VISION FOR EXCELLENCE

## OCC's Beginnings

In 1960, an Oakland County Citizens Advisory Council study concluded that booming Oakland County urgently needed a community college to serve its 900-square-mile area. A vote to establish the college, levy a one-mill property tax for operations and elect a Board of Trustees passed in June 1964.

From its inception, Oakland Community College (OCC) has committed itself to the vision for excellence developed by its founding board members who insisted that OCC would be "the best community college in the nation." This commitment centers around a focus on the needs of students and the provision of quality, outcomes-based, lifelong learning opportunities for individuals, communities and organizations on an accessible, affordable basis.



*First day of classes at Auburn Hills, September 9, 1965*

## OCC Today

Today, OCC is an established presence and ranks as the 14th largest community college in the nation and the largest of Michigan's 28 community colleges. With more than 860 full-time employees, and almost an equal number of part-time staff and adjunct faculty, the college is one of Oakland County's largest employers.

## A Focus on Students

Annually, OCC's freshman classes are the largest in the state, and four of its five individual campuses are the size of an average community college elsewhere in the country.

OCC offers two-year associate degrees and one-year certificates in more than 140 fields, including more than 90 career associate degrees designed principally to give students the credentials needed for employment in technical and semi-professional careers such as office and business skills; health sciences; industrial technology; public sector; and arts and humanities.

OCC maintains small classes – with an average of 24 students – and a dedicated faculty and staff that put the focus on students, providing them with quality learning opportunities that are affordable, accessible, approachable, attainable and applicable.

Among all Michigan's community colleges, OCC has the highest rate of students who transfer to four-year colleges and universities to complete bachelor's degrees after earning OCC associate degrees in Business Administration; Liberal Arts and Sciences; Pre-International Commerce and Pre-Engineering.

*"The OCC Advanced Technology Program has proven that the welfare population, when provided with technical career training, can become self-sufficient."*

State Representative Hubert Price Jr.



1964

*Voters approve OCC and millage; Board elected; three campus sites purchased*

1965

*3,860 students begin classes in fall at Auburn Hills and Highland Lakes*

1967

*First buildings open at Orchard Ridge Campus*

1971

*OCC accredited by North Central Association; Southeast Campus System opens in Our Lady of Fatima School, Oak Park*

1973

*Southeast Campus System opens classrooms in renovated Royal Oak buildings*

1975

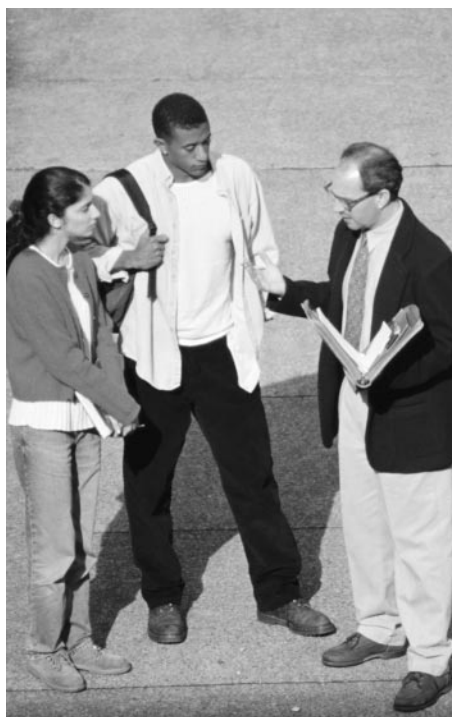
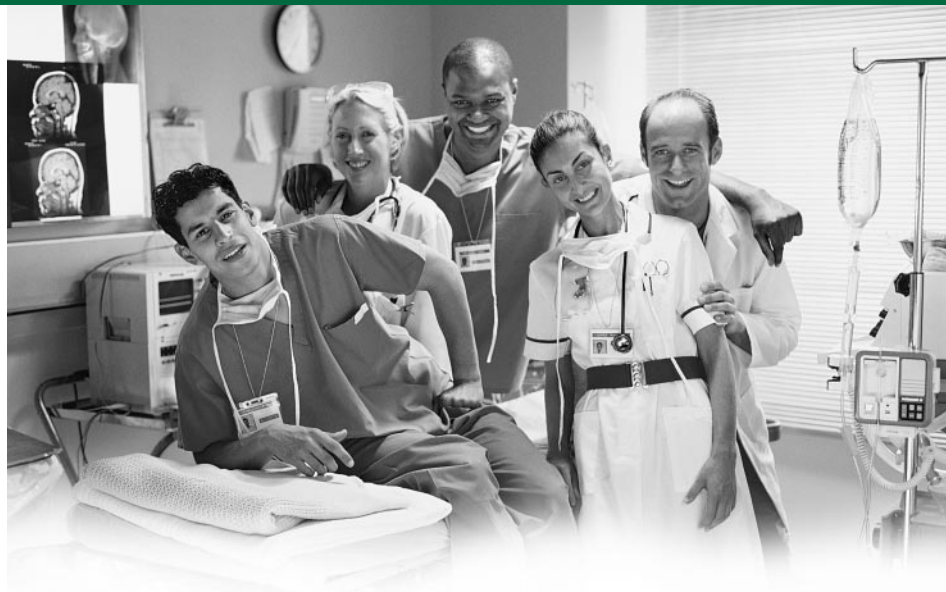
*Board approves major \$13.75-million college-wide building plan*

1980

*Southfield Campus opens*

## Workforce Development

The college has also become a national leader in workforce development and training, preparing first-time students and workers needing retraining with the skills they need to become key members of the 21st century workforce and keep Oakland County at the forefront of the nation's economy. The college maintains strategic partnerships with more than 50 corporations, educational providers, and community and professional associations. Among them are EDS, IBM, DaimlerChrysler, Kelly Services, Delmia Corporation and the Southeast Michigan Builders' Association. Sixty major companies (including EDS and all of "The Big Three"), and hundreds of smaller businesses and industries, rely on OCC for continuous training programs, including occupational and technical training, advanced technology training and general employability training.



## Community Service

By its very nature, a community college must be an integral part of its community, responding to its changing needs, as OCC has from its inception. Over nearly four decades, OCC has continued to address the needs of thousands of youth, adults and seniors it serves through a variety of sponsorship and outreach activities, an active speakers bureau, extensive programming for lifelong learning opportunities and cultural enrichment, and the sharing of on-campus facilities such as the Womencenter at Orchard Ridge, the libraries and gymnasium facilities.

## A Commitment to Oakland County

Oakland Community College is committed to its mission of meeting the needs of students – and of the businesses and industries that employ those students – in the 21st century.

## OCC'S PHYSICAL PLANT

OCC's physical plant consists of:

- ◆ 5 campuses and 3 additional sites
- ◆ 501 acres of land
- ◆ 66 major buildings
- ◆ 2 million+ square feet of building area
- ◆ 438 classrooms and laboratories
- ◆ 94.6 acres of parking
- ◆ 10.6 miles of roadway; 9.74 miles of walkways

Replacement value for OCC's buildings and equipment is \$269.5 million.

OCC's new data network incorporates two million feet of copper wire for data transmission and 210 miles of fiber optic cable connecting all college buildings.

The college maintains 4,000 computers, two-thirds of which are available for student use.

1982

*Royal Oak Campus opens; new buildings rise at Auburn Hills, Highland Lakes and Orchard Ridge*

1991

*OCC's Advanced Technology Center, Workforce Development and Advanced Technology Program serve business, industry and the community*

1995

*College begins OCC Alumni Association; Oakland County voters approve seven-year millage increase for OCC*

2000

*OCC celebrates a 35th anniversary*

2001

*OCC's Michigan Technical Education Center (M-TEC™) opens on the Auburn Hills Campus, offering innovative information technology training and retraining programs; voters renew OCC's millage for 10 years, 2002-2012*

2004

*OCC's Combined Regional Emergency Services Training (CREST) facility on the Auburn Hills Campus dedicated*



Since its establishment in 1964, Oakland Community College has served more than 650,000 students – nearly half the total population of Oakland County. For each of these students, OCC has provided quality educational experiences. OCC is committed to its mission of meeting the needs of students – and of the businesses and industries that employ those students – in the 21st century.

To provide the caliber and variety of services that Oakland County citizens and businesses have come to expect, the College needs the continued support of its community. While tuition and fees provide nearly 23 percent of the College's revenue, and state appropriations supply another 13 percent, the balance of the College's funding – approximately 62 percent – comes from property taxes.

Oakland County voters granted OCC its charter mill of funding in 1964, the year the College was founded. Until 1995, OCC – unlike other state community colleges – had not returned to the voters asking additional property tax support. That year, however, voters



approved an additional eight-tenths of a mill increase for seven years – a total of \$203 million. The funds from that increase were carefully used to make inroads on much-needed facility repairs and renovations, technology upgrades and new construction, as well as to provide scholarships and add new programs to benefit students...and ultimately Oakland County.

## OCC Kept 1995 Millage Promises

Just as OCC was a careful steward of its original charter mill, it also put its 1995 millage funds (\$203 million over seven years) to the uses it promised Oakland County voters:

- Offering up-to-date, relevant **training and retraining programs** for its students, by allocating **\$5 million** for eight new academic and career programs and 25 workforce training and retraining programs; adding 300 new courses; and revising 250 courses
- Providing state-of-the-art equipment for instructional programs, spending **\$26 million** to review and **update instructional technology** in classrooms, labs, libraries and academic facilities – more than half of which were 25 years old or more. This included substantial investment in new technology for manufacturing sciences, physical sciences, and graphic and commercial arts, to name a few
- Keeping **tuition affordable**, in 1995 tuition was \$46 a credit hour; today, with increases kept at the rate of inflation, it is currently \$53.70 a credit hour. OCC also offers seniors age 60 and older a 20-percent tuition discount
- Offering **additional scholarships and increased educational opportunities** for deserving students. The first year after passage of the millage, the college increased its scholarship support by almost 83 percent, and has maintained that increase with upward adjustments for inflation. Thirty percent of all credit hours at OCC are taken by students receiving financial aid
- Investing **\$36 million** in millage funds to upgrade and expand the College's **information technology** infrastructure, including a computer hardware and software purchase and replacement program; classrooms and labs wired for Internet and Intranet; adding distance learning capabilities; implementing a website and the **Im@gine** library information delivery system; and providing



training in these technologies for faculty and staff

- Completing more than 300 building, renovation and repair projects to improve **facilities** – more than half of which are 25 years older or more – by investing **\$78 million** (45 percent of the total book value of its physical assets), spending:
  - 59 percent on major repairs and upgrades to roofs, heating and cooling systems, roads and

parking lots; as well as technology additions to classrooms and labs

- 33 percent on new construction
- 3 percent on small project repairs
- 3 percent on hazardous materials abatement
- Addressing more than \$40 million in deferred maintenance projects and other physical facility issues

The college also used 1995 millage funds to leverage an additional \$15

million in funding from the State of Michigan for the construction of the Michigan Technical Education Center, the Combined Regional Emergency Services Training facility and for renovations to classroom buildings on the Auburn Hills and Orchard Ridge campuses.

## Highlights of 1995 Millage-Funded Renovation and Construction Projects

Among the major projects completed with 1995 millage funds were:

- Building an efficient power plant at Highland Lakes, the oldest OCC campus with hospital buildings dating from the 1920s that have seen decades of renovation and adaptation to better accommodate students
- Constructing a new entrance for Building A at the Orchard Ridge Campus that allows students and visitors to navigate the campus, whose buildings were designed in the popular “California Style” of the 1960s, where all the buildings looked much the same
- Erecting a 400-space addition to the parking garage at the land-locked urban Royal Oak Campus and adding a new wing to house computer labs, computer-assisted classrooms, campus services and a child-care facility
- Bringing the Southfield Campus out from under its earth berms and completing major repairs to this most compact of OCC campuses. Inside, Southfield added a multi-purpose community room, an electronic library, a computer-assisted learning center and completely renovated its science labs



*The Southfield Campus rose from under its earth berms and received a new façade and major interior renovations.*



*The new power plant at the Highland Lakes Campus has provided the campus with energy efficiently.*



*A new entrance to Building A at Orchard Ridge helped visitors and students identify this key building.*



*The new wing at the Royal Oak Campus was designed to house computer labs and computer-assisted classes, as well as a child-care facility.*



# MILLAGE FUNDING ALLOWS OAKLAND COMMUNITY COLLEGE TO FOC

## Voters Affirm Faith in OCC with 2001 Millage Approval

In June 2001, Oakland County residents reaffirmed their faith in OCC, voting by a two-to-one margin to renew that .8-mill property tax for an additional 10 years (2002-2012). This endorsement will allow the college to continue its pivotal role in Oakland County – providing students with quality, affordable, state-of-the-art education and training that will equip them to take their places in the dynamic workforce of the 21st century.

For an Oakland County homeowner whose dwelling was valued at \$200,000, the millage renewal meant an annual continuance of the same \$80 in taxes voted on in 1995. While that number translates to about \$1.54 per week for an individual homeowner, there is tremendous power in numbers: over the course of 10 years, the .8-mill renewal is expected to generate approximately \$42.7 million annually – more than 30 percent of OCC's overall budget. Of those funds, the college planned to allocate 36 percent (\$15 million) annually to improve facilities for students. Recent funding cutbacks from the State of Michigan have caused the college to reduce the funding for its renovation and construction programs by \$1 million a year beginning July 1, 2004 (FY 2005).



## Careful Planning for Millage Funds

Through wise and careful use of its 1995 millage increase, OCC made significant inroads toward restoring its well used campuses; enhancing its curriculum; upgrading its technology to benefit students; and improving its human and technological infrastructure.

But much more remained to be done in each of those areas to meet the ever-expanding needs of a dynamic and growing Oakland County. The 2001 approval vote by area property owners has allowed OCC to keep pace with the needs of a dynamic, diverse and growing county – providing quality learning opportunities; training workers for areas in which there are critical labor shortages; and enhancing the current workforce to provide the highly skilled workers Oakland County employers will need in the future.

The college has allocated millage renewal funds as follows:

### **Instructional and Program Development** 4%

Continuing the systematic procedure to develop new courses and review all existing programs on a five-year cycle

### **Classroom Technology and Capital Equipment** 21%

Maximizing learning opportunities for students by providing state-of-the-art classroom technology and capital equipment, as well as supportive and operational technology

### **Student Scholarships and Employment** 4%

Providing students with opportunities to pursue a college education and providing them with valuable work experiences that will improve their marketability

### **Improving College Operating Systems for Students** 35%

Based on historical information and future projections, OCC determined that 35 percent of millage-renewal funds were needed to support college operations and fund the reserves needed for the college to continue providing consistent services of the highest quality at its multiple sites

### **Improving Facilities for Students** 36%

Acting upon the results of a Facilities Inventory and Deferred Maintenance Backlog Study conducted to determine the condition of all 46 of OCC's buildings and then implementing a maintenance schedule to maximize the useful life of those buildings. The study indicated that 15 buildings were in "poor" condition and needed urgent attention; 12 were in "fair" condition and required some attention to bring them up to industry standards

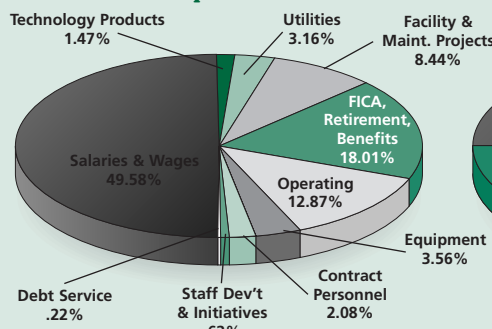


## How OCC Is Funded

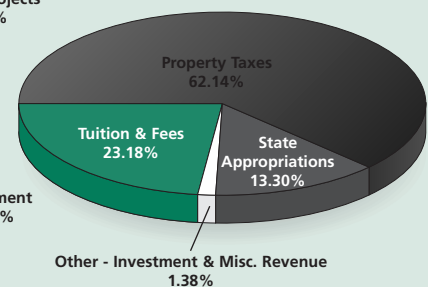
### Where OCC's Revenue Comes From – 2004-2005 Budget

Property Taxes	\$84,697,000
Tuition & Fees	\$31,599,000
State Appropriations	\$18,129,190
Other – Investment & Misc. Revenue	\$1,874,810

### Expenses



### Revenue







## Millage Funding Assists Completion Of CREST... And Helps Keep Our Cities Safe

**On OCC's 22-acre Combined Regional Emergency Services Training (CREST) site – unique in the nation – police, fire and EMT personnel can train together in controlled, life-like settings to respond to emergency situations and combat terrorist activities.**



**National Under Secretary for Emerging Preparedness and Response Michael Brown and Chancellor Mary Spangler (center) cut the ribbon at CREST's school building on May 12, marking the facility's official opening. Looking on are (left to right) Oakland County Sheriff Michael Bouchard; OCC Foundation Chair Emerita Doris Mosher; current OCC Trustees Phillip Abraham, Dr. John Wangler, Janice Simmons and Anne Scott; OCC's first Board Chair George Mosher; and Oakland County Executive L. Brooks Patterson.**

## OCC Fast Facts

- ◆ OCC is the largest of Michigan's 28 community colleges and the 14th largest in the country.
- ◆ Four of OCC's five campuses are the size of an average community college in the rest of the country.
- ◆ The college has served more than 650,000 students since 1965. It enrolls nearly 70,000 students a year – the third largest undergraduate enrollment in the state. Only The University of Michigan and Michigan State University enroll more undergraduates.
- ◆ OCC's freshman class is the largest in Michigan, and in 2000, more than 11% of Oakland County high school graduates chose to attend OCC.
- ◆ In 2004, OCC awarded more than 2,200 degrees and certificates at its largest commencement ever.
- ◆ OCC is fully accredited by the North Central Association of Colleges and Schools, and received its most recent 10-year reaccreditation in 1998.
- ◆ Career programs are also accredited by their professional organizations.
- ◆ OCC has the highest transfer rate among all 28 of Michigan's community colleges.
- ◆ OCC has the state's largest English as a Second Language, Nursing and Workforce Development programs.
- ◆ One-hundred percent of OCC's Nursing graduates pass the state licensure exam.
- ◆ OCC maintains well established linkages to local school districts in Oakland County, including the Oakland County Tech Prep Consortium, the Walter P. Chrysler Manufacturing Technology Academy, the Pontiac Summer Program and College for Kids.
- ◆ The college's Business and Community Alliance consortium representing a cross section of the community, business, industries, public service and educational organizations assists OCC in developing education and training programs to meet Oakland County's workforce needs.

## Millage Funding Helps OCC Renovate Facilities for Students

The first distribution of funds from the millage renewal came to the college on July 1, 2002. Funding will run through June 30, 2012.

This report highlights millage-funded projects Oakland Community College has begun or completed from July 1, 2002 through June 30, 2004 – the first two years of its total millage funding. This work includes 71 large construction or renovation projects (\$25,000 and over) and 150 small projects (under \$25,000) – each of which enhances and updates the facilities where so many students receive the education and training they need to be part of the 21st century workforce.

## Master Facilities Plan, Process Guide OCC's Construction Program

The college – committed to being good stewards of the millage funding entrusted to them by Oakland County voters – has carefully defined and coordinated college-wide and individual campus master facilities plans, and a well developed and inclusive facilities planning process to guide all of its maintenance, renovation and construction projects.

## Deferred Maintenance Projects

To facilitate the planning, budgeting and building processes, OCC utilizes a variety of internal and external resources. The college commissioned the architectural firm of Duce Simmons Associates to conduct a complete assessment of OCC's physical plant. Their findings, presented in a comprehensive *Facilities Inventory, Assessment and Deferred Maintenance Capital Planning Report*, identified the deferred maintenance projects OCC's aging campuses required to bring them up to industry standards.

A revised report aligned and prioritized these projects based on the availability of anticipated millage-renewal funding and the college's construction budget. Deferred maintenance projects include – but are not limited to – roof repairs and replacements; heating/ventilation/air conditioning (HVAC) repairs or upgrades; road, walkway and parking area repairs or replacement; and door replacements. The report also addressed projects needed to bring OCC's buildings into compliance with the Americans with Disabilities Act (ADA). Deferred maintenance work outlined in the Duce Simmons Report will consume about \$75 million of OCC's \$144,462,000 construction budget over the next 10 years.

## New Initiatives/Remodeling Projects

In addition to deferred maintenance projects, OCC has planned a number of new building initiatives and remodeling construction projects. These include the five-story fire training structure at the Combined Regional Emergency Services Training (CREST) facility on the Auburn Hills Campus; the demolition of outdated Highland Hall at the Highland Lakes Campus and additions for Woodland Hall and Levinson Hall on that campus.

## Continuity in Managing the Construction Process

To ensure the most coordinated use of millage funding, the OCC Board of Trustees has approved the George W. Auch Company of Pontiac as the preferred construction manager of the new millage program, and the following architectural and engineering firms for the 10-year plan: Architectural – Integrated Design Solutions, LLC (Auburn Hills, Orchard Ridge); Duce Simmons Associates (Highland Lakes); TMP Associates, Inc. (Royal Oak, Southfield); Engineering – Integrated Design Solutions, LC (Auburn Hills, Orchard Ridge); CFI Engineering, Inc. (multi-campus); Peter Basso Associates, Inc. (multi-campus); and Wolf Wineman, Inc. (multi-campus).

## An Inclusive Planning Process

In order to best determine college-wide and individual campus construction needs and priorities, OCC has implemented a multi-level planning process.

Each campus has an individual **Campus Master Facilities Plan** that is part of the **College Master Facilities Plan**. Each also has its own **Campus Facilities Committee** consisting of the campus president and designated representatives from faculty and staff. This group determines campus construction needs and priorities, based on reports from its Campus Project Team.

## FY 2003-2004 Construction Millage Revenues & Expenditures

### 2003 Construction Millage Revenues

1995 Millage Construction Carryover	\$2,461,920
Allocation for FY 2003 and FY 2004	\$30,000,000

**TOTAL REVENUE through FY 2004 \$32,461,920**

### Construction Millage Actual Expenditures

Construction-Related Projects for FY 2003	\$8,973,675
Construction-Related Projects for FY 2004	\$17,777,649

**TOTAL ACTUAL EXPENDITURES through FY 2004 \$26,746,324**

*“OCC has been right here in the middle of all of Oakland County's successes and has contributed to those successes... It is a national model for an effective community college.”*

Energy Secretary Spencer Abraham, OCC 2000 Commencement Speaker



The **Campus Project Team** is composed of the campus president, operating engineers, the facility manager, an Information Technology representative, a faculty representative, the OCC director of Physical Facilities, the George W. Auch Company construction manager and the architect/engineer designated for that particular campus. The team meets on a monthly basis to make project recommendations to the Campus Facilities Committee based on the Duce Simmons Report and ADA requirements as follows:

- Identify, review and prioritize proposed projects as an overall one-year plan for that campus
- Consider available resources committed to priorities, including time, money, etc.
- Identify specific projects that will **not** be done

- Submit all proposed projects (regardless of funding) that will physically alter the appearance of a site to the College Facilities Committee for consideration, recommendation and an approval plan based on campus needs
- Make changes to project prioritization lists as needs arise

The **College Facilities Committee** (CFC) is comprised of the vice chancellor of Administrative Services, the four campus presidents (Auburn Hills, Highland Lakes, Orchard Ridge, and Royal Oak/Southfield), a designated campus representative from each campus, a representative from Information Technology, the director of Physical Facilities and the George W. Auch Company construction manager. This committee meets the third Thursday of each month at OCC's District Office, and shares its minutes with the OCC community on the college's InfoMart website.

The CFC focuses on addressing issues reflected in the Duce Simmons Report comprised of the facilities inventory, assessment and deferred maintenance capital planning. The CFC also reviews project requests from the individual campus project teams, to determine whether projects should be approved, contingent upon the availability of funding.

Safety issues take precedence and are considered on an "as-needed" basis. Discussion focuses on the cash-flow projection or proposed projects over the 10-year planning period.

Recommendations on construction projects that are \$25,000 or more are forwarded to the OCC Board of Trustees for review and approval; projects under \$25,000 do not require Board approval.

## Steps in the Construction Project Process – Large Projects (\$25,000 and More)

1. In conjunction with the Master Facilities Plan, the campus, construction manager and Physical Facilities Department identify potential construction projects
2. Construction manager/Physical Facilities Department determine project limit (large – \$25,000 or more and requiring OCC Board approval – or small)
3. Proposed project presented to CFC for preliminary project approval
4. Architect develops program scope, applicable schematic drawings
5. Construction manager prepares project schematic estimated budget
6. Budget presented to CFC for review, approval
7. Architect and construction manager prepare Michigan Use and Finance Statements for projects of \$1 million or more
8. Proposed project (and applicable Use and Finance Statement) submitted to OCC Board for approval
9. Vice Chancellor of Administrative Services submits Michigan Use and Finance Statement to Lansing for approval
10. Architect develops working drawings
11. Upon State acceptance of Use and Finance Statements (for projects of \$1 million or more), construction manager puts project out for public bid
12. Bids are received and opened in a public forum at OCC's Bee Administration Center
13. Construction manager awards contracts to low bidder(s) (subject to OCC approval), supervises in-progress work, facilitates contractor progress payments, ensures work compliance, coordinates all closeout activities with the architect, campus and Physical Facilities Department

The estimated construction project is based on an identified project scope and the uncommitted fund allowance is to protect the estimate and not to increase the project scope.

## Guidelines for Small Projects (Under \$25,000)

As approved by the College Facilities Committee on March 21, 2001, small projects that are determined by the OCC Physical Facilities Department are governed by the following:

1. Work will be physical improvement/alteration of a campus building, site structure or architectural/engineering schematic development of a larger proposed project that has a cost under \$25,000
2. Proposed work will be required to meet one of the following needs criteria: regulatory mandate (required by law), safety concern, broken item requiring immediate attention
3. Proposed work may require architectural/engineering input and is to be performed by construction trades, not service contractors
4. Proposed work is **not** part of a larger, more expensive project
5. Proposed project will be developed, tracked and paid for by the Physical Facilities Department
6. Proposed project will be approved with the consent of administration, vice chancellor, campus president and/or director of Physical Facilities Department
7. Proposed small project will **not** include carpeting, painting, material inventory, routine custodial or maintenance services

# AUBURN HILLS CAMPUS

2900 FEATHERSTONE ROAD, AUBURN HILLS



## ***A Snapshot of OCC-Auburn Hills***

In September 1965, OCC opened its first two campuses – Auburn Hills and Highland Lakes – to 3,860 students, a national record. Today the Auburn Hills Campus, located across from DaimlerChrysler World Headquarters and in the heart of Oakland County’s “Automation Alley,” would be virtually unrecognizable to its early students. When the college purchased the property, the rural site was a demobilized Nike missile base consisting of Quonset huts, cinderblock buildings and missile silos.

In addition to offering a comprehensive array of programs in the liberal arts and sciences; public services; workforce preparation; counseling; student services and academic support programs, the Auburn Hills Campus has kept in touch with its high-tech origins as a Nike base. In its two technology-based centers – the Advanced Technology Center and the Michigan Technical Education Center (M-TEC<sup>SM</sup>) – the Workforce Development Services program works cooperatively with business and industry to offer programs in Computer Aided Design and Drafting/Manufacturing (CAD/CAM), Robotics, Advanced Manufacturing Technologies, and Information Systems and Technologies. Apprenticeship programs in a variety of areas offer skill-related education and training opportunities to employees in local businesses, and the campus works closely with local school districts through the Tech Prep and School-to-Registered-Apprentice programs in a cooperative effort to provide local industry with highly skilled and qualified workers.

The campus also serves as a center for Emergency Services Training programs (EMT, fire and police) offering extensive basic, advanced and command level training. The new 22-acre simulated cityscape of OCC’s Combined Regional Emergency Services Training (CREST) facility provides emergency services personnel with comprehensive, scenario-based training to help them respond to emergency situations, including terrorist incidents and bioterrorist attacks. CREST is the only site of its type in the United States, and its programs are national models.



## ***An Overview of Millage-Funded Projects Auburn Hills Campus FY 2003 - FY 2004***

The charts on the facing page outline the large and small projects – completed, begun or in the planning stages from July 1, 2002 to June 30, 2004 – that have been made possible on OCC’s Auburn Hills Campus through the 10-year millage renewal passed by Oakland County voters in June 2001. Approval of the Oakland Community College Board of Trustees is required for every project of \$25,000 or more; Board approval is not required for projects under \$25,000. The OCC Board receives updated information on all millage-funded building and renovation projects at each monthly meeting.



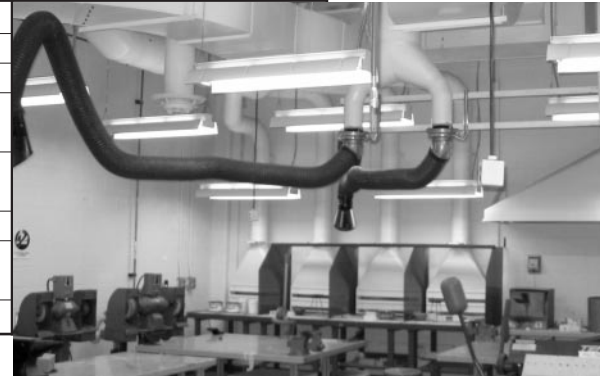
***Improved site lighting***



# LARGE PROJECTS

C O M P L E T E D	Bldg./Area	Project	Board Approved	Completed	Cost
	C R E S T	CREST	CREST Phase I	6/17/02	2/28/03
CREST Phase II			4/24/01	12/31/03	\$4,810,000
C		Roof Replacement	4/15/02	9/18/02	\$262,189
		Mechanical Rooms Asbestos Abatement	10/20/03	4/02/04	\$64,262
T		Roof Replacement	10/21/02	3/12/03	\$100,081
H1-2, J1		Roof Replacement	4/21/03	10/20/03	\$114,791
E		Roof Replacement	5/19/03	10/20/03	\$105,200
Int. Courtyard/ Entrance Drives	Site Lighting	1/27/03	6/17/04	\$344,723	
I N P R O G R E S S	H	Metal Roof Replacement	1/26/04		
	J2, J4	Roof Replacement	10/20/03		
	Roadways, Lot 5	Asphalt Paving Replacement	3/15/03		
	AH	Fire Alarm System Upgrade/Replacement	9/15/03		
		Evacuation Plan ID Signage			
		Energy Management Conversion System - DDC	10/21/02		
	D	Interior Renovations, 2nd Floor	5/20/02		
		Mech. Improvements/Ceiling Lighting Replacement	5/17/04		
E	Ventilation & Electr. Modifications	6/16/03			

*Ventilation and electrical modifications*



*CREST fire training structure from construction to completion*



*Building D second-floor renovations*

# SMALL PROJECTS

C O M P L E T E D	Bldg./Area	Project	Completed	Cost
	I N P R O G R E S S	AH	Design Management FY 2003	7/8/03
Design Management FY 2004			7/22/04	\$17,262
Evaluation - Handicapped Parking Allocation			11/8/02	\$1,629
T		Bridge Skylight Maintenance	8/9/02	\$5,065
		Bridge Separation Door Study	3/12/03	\$2,930
		Manufacturing Center Modifications	6/12/03	\$5,335
H		Lintel Investigation - North Entrance	7/22/04	\$23,247
		Emergency Transformer Repair	2/19/03	\$25,453
M-TEC Annex Office		HVAC Modifications	7/22/04	\$10,151
D 108-109		Return Air Sound Transfer Duct	8/11/03	\$1,891
A, B, C, D, E, H, J	Intrusion Alarm Upgrades	3/5/04	\$11,151	
C 210, 212	Emergency Egress Doors	7/22/04	\$12,008	
I N P R O G R E S S	AH	FY 2005 Design Management		
		Ceiling & Lighting Repl. Study		
		Master CAD Floorplans Update		
		Emergency Lighting		
	T	Emergency Generator Evaluation		
		Mechanical System Review		
		Overhead Door Installation		
	Cooling Tower	Cooling Tower Repl. Evaluation		
	A-Mezzanine	Elevator Handicapped Accessibility		
	H	Gym Floor Repl./Renovations		
Power House	HWHT Distribution Pump Repl. Study			
F	Emergency IT Generator			
	Exterior Concrete Stair Repair			

**Note:** Cost figures for large and small projects that are in progress or in planning stages are not provided in this report. In many instances, through careful planning and project management, final project costs are significantly less than the amounts originally budgeted.

# HIGHLAND LAKES CAMPUS

7350 COOLEY LAKE ROAD, WATERFORD



## ***A Snapshot of OCC-Highland Lakes***

Between 1964 and 1965, OCC converted the former Oakland County Tuberculosis Sanitarium to its Highland Lakes Campus. The 160-acre site, nestled among the woods, hills and lakes of Waterford, was dotted with venerable red brick buildings, constructed in the 1920s.

Like the Auburn Hills Campus, Highland Lakes retains a vestige of its past, focusing curricula on accredited programs in early childhood development and health care. These degree and

certificate programs in nursing, dental hygiene, exercise science and technology, massage therapy and medical assisting are ranked among the top in the state and the nation, and student pass rates on state licensure tests, in Nursing for example, consistently rank among the highest nationally.

A strong science curriculum, a wealth of general education and transfer programs, and many courses for personal enrichment – along with career programs including engineering – round out the offerings at Highland Lakes. The campus continues its tradition of an active involvement with the community, hosting the popular “A Little Night Music” series in its outdoor cedar pavilion, which is also available for the public to use for events.

Because of the age of its buildings, the Highland Lakes Campus has undergone many remodelings and renovations over the years. In 1981, Woodland Hall, a new building opened at the north end of the campus, housing classrooms, the Library and the Individualized Instruction Center.

Using funding from the current millage, the campus will be transformed once again as Highland Hall is demolished, additions are made to Levinson and Woodland halls, and renovations begin to the Student Center and Redwood Center.



## ***An Overview of Millage-Funded Projects Highland Lakes Campus FY 2003 - FY 2004***

The charts on the facing page outline the large and small projects – completed, begun or in the planning stages from July 1, 2002 to June 30, 2004 – that have been made possible on OCC’s Highland Lakes Campus through the 10-year millage renewal passed by Oakland County voters in June 2001. Approval of the Oakland Community College Board of Trustees is required for every project of \$25,000 or more; Board approval is not required for projects under \$25,000. The OCC Board receives updated information on all millage-funded building and renovation projects at each monthly meeting.



***Levinson Hall roof replacement***



# LARGE PROJECTS

C O M P L E T E D	Bldg./Area		Project	Board Approved	Completed	Cost
		WH		VAV Design Modifications, 1st Floor	9/23/02	7/17/03
	LH		Roof Replacement	10/21/02	8/22/03	\$134,603
		Masonry Wall Tie Repair & Lintel Replacement	6/16/03	1/21/04	\$104,901	
	HH, RC		Sanitary Sewer Line Investigation/Repair	9/23/02	11/8/02	\$95,600
	HL		Fuel Spill Remediation	8/19/02	8/30/02	\$31,737
	LH, PE		Underground Piping Heating Repl.	10/20/03	6/1/04	\$101,125
I N P R O G R E S S	PE		Metal Roof Replacement	1/26/04		
			HVAC Replacement	6/21/04		
	Student Center		Masonry Flashing Repairs, Replacement of Entire Mansard Roof Panels, Skylight	1/27/03		
		LH	Building Addition	5/17/04		
	WH		Additional Fume Hoods	1/26/04		
			Building Addition	5/17/04		
	HL		Return & Relief Air Flow Improvement	10/20/03		
			Utility Infrastructure Relocation	1/26/04		
	HOH		Fire Alarm System Upgrade/Replacement & Evacuation Plan ID Signage	2/16/04		
	LH to HH		Masonry Tuckpointing/Steel Lintel Repl.	11/17/03		
		Emergency Underground Heating Line Repl.	4/19/04			



*Underground piping repairs, Levinson Hall to PE Building*



*Lintel tuckpointing, High Oaks Hall*



*Masonry flashing and roof panel repairs*

# SMALL PROJECTS

C O M P L E T E D	Bldg./Area		Project	Completed	Cost
		HH		Building Replacement Study	7/3/03
M	HL		FY 2003 Design Management	7/8/03	\$22,271
			Misc. Masonry Tuckpointing	11/8/02	\$22,507
P	Central		Cooling Tower Catwalk	7/22/04	\$4,950
	Power Plant		Domestic Water Supply Booster Pumps	2/10/03	\$18,896
L	RC		Hot Water Circulating Pump Replacement	2/10/03	\$14,552
	Parking Lot		Emergency Catch Basin Repairs	2/12/04	\$12,941
E	LH, HH		Concrete Step Repair	10/17/03	\$10,463
	WH		Tuckpoint & Repair Brick Retaining Walls	11/11/03	\$14,449
			Concrete Sidewalk Replacement	1/14/04	\$13,675
T	WH, HH		Intrusion Alarm Updates	1/14/04	\$3,127
	Student Center, LH		Asbestos Assessment/Remediation	3/11/04	\$496
			Asbestos Tile Abatement	6/1/04	\$1,650
D	LH 123		Asbestos Abatement – Floor Tile & Mastic Adhesive	6/30/04	\$819

## Key to Building Abbreviations:

- HH Highland Hall
- HL Highland Lakes Campus
- HOH High Oaks Hall
- LH Levinson Hall
- PE Physical Education
- RC Redwood Center
- WH Woodland Hall

I N P R O G R E S S	Bldg./Area		Project
	HL		
			Secondary Chilled Water Check Valve Study
			FY 2004 Design Management
			FY 2005 Design Management
Maintenance Bldg.			Alternate Heat Source Study
PE			Gym Floor Repl./Interior Renovation
Student Center			Renovation Study
			HVAC Equipment Replacement
RC			Renovation Study
HL			Emergency Lighting
			Emergency Generator Evaluation
HOH			Tuckpointing

**Note:** Cost figures for large and small projects that are in progress or in planning stages are not provided in this report. In many instances, through careful planning and project management, final project costs are significantly less than the amounts originally budgeted.

# ORCHARD RIDGE CAMPUS

27055 ORCHARD LAKE ROAD, FARMINGTON HILLS



## ***A Snapshot of OCC-Orchard Ridge***

Even as OCC's first two campuses opened in 1965, plans were on the drawing board for a third campus, to be built in a former apple orchard in Farmington Hills, and called Orchard Ridge. This completely new campus was fully operational by

1968, and was the largest of OCC's campuses with 11 buildings. Its California-style architecture garnered much attention and won it a 1966 design excellence award from the American Association of Architects.

Today its 13 buildings situated on 147 acres attract students from throughout the area...and around the world. The campus' English as a Second Language (ESL) program is the largest of all OCC's ESL programs.

Orchard Ridge offers a diversity of program initiatives and prides itself on preparing students for successful careers, transfer to four-year colleges or universities, or for advancement in their current professions. In addition to a comprehensive lineup of credit courses, the campus offers numerous noncredit continuing education classes. Its Business Technology Center provides customized training for employees of area businesses; and its Culinary Studies Institute is nationally recognized. Other career programs at Orchard Ridge include computer information systems, graphic design, interior design, management development, paralegal and photographic technology.

Valuing the fine and performing arts, the campus has attracted nationally recognized artists who work and teach onsite. Annual art competitions and shows provide forums for faculty and students to exhibit their works. Professional and student theater, music and dance performances are held at the campus' acoustically engineered Smith Theatre.

The campus is also home to the Adult Learning Institute, an affiliate of the Elderhostel program, founded in 1991 to provide mature learners with lifelong educational experiences.



## ***An Overview of Millage-Funded Projects Orchard Ridge Campus FY 2003 - FY 2004***

The charts on the facing page outline the large and small projects – completed, begun or in the planning stages from July 1, 2002 to June 30, 2004 – that have been made possible on OCC's Orchard Ridge Campus through the 10-year millage renewal passed by Oakland County voters in June 2001. Approval of the Oakland Community College Board of Trustees is required for every project of \$25,000 or more; Board approval is not required for projects under \$25,000. The OCC Board receives updated information on all millage-funded building and renovation projects at each monthly meeting.



***Clay tile roof replacement***



# LARGE PROJECTS

C O M P L E T E D	Bldg./Area	Project	Board Approved	Completed	Cost
	M		Ceiling & Lighting Replacement	4/15/02	6/10/03
E, G, H, J, L, M		Exterior Door Replacements	9/23/02	5/21/04	\$246,874
Tennis Courts		Replacement	10/20/03	12/9/03	\$274,494
E		Chilled Water Header & Expansion Tank Modification	4/21/03	7/11/03	\$61,351
K		Ceiling & Lighting Replacement/Staff Relocation	2/17/03	12/15/03	\$111,993
I N P R O G R E S S	A, D, E, F, G, J, K, L, M	HVAC Equipment Replacement	11/19/01		
	C, D, F, G, J, K, L, M	DDC - Phase II	11/19/01		
	D, E, F, FA, G, J, K, L, M	Ductwork Cleaning	4/15/02		
	C, G	Interior Renovations	1/26/04		
	OR	Fire Alarm System Upgrade/Replacement	7/15/02		
	A-G, J-M, Smith Theatre, PH	Clay Tile Roof Underlayment Replacement	9/23/02		
	Cooling Tower/Chiller	Upgrade/Replacement	10/20/03		
	Plaza, J	Waterproofing/Concrete Replacement	3/15/04		
	J	Kitchen Hot Water Heat Exchanger Repl.	5/17/04		
		Staff Relocation	2/16/04		
		Brick Paver Restoration	5/17/04		
		Kitchen Hood Fire Suppression System Repl.	5/17/04		
	L	Loading Dock Renovations	3/15/04		
J-145	Remodel	5/17/04			

Ceiling and lighting replacements, Building K



Cooling tower/chiller upgrade



Exterior door replacements

# SMALL PROJECTS

C O M P L E T E D	Bldg./Area	Project	Completed	Cost	
	J		Feasibility Study	7/22/04	\$12,510
		Asbestos Investigation & Remediation	3/1/04	\$536	
OR		FY 2003 Design Management	7/9/03	\$10,988	
		FY 2004 Design Management	7/17/04	\$19,787	
Powerhouse		Mechanical Review	11/11/03	\$12,470	
E, J, K, L		ACM Survey & Abatement	9/10/03	\$10,534	
H		Roof Access Ship Ladders	7/22/04	\$19,026	
F, G, L, M		Intrusion Alarm Upgrades	1/14/04	\$5,919	
Smith Theatre		Child-Care Lobby Modifications	5/7/04	\$16,533	
I N P R O G R E S S	OR	FY 2005 Design Management			
		Emergency Lighting			
	H	Emergency Generator Evaluation			
		Roof Metal Siding Evaluation			
	Physical Education		Pool Sanitary Drain Line Investigation		
	J		Gym Floor Replacement		
Pool		Exterior Sealant Replacement			
L		Pool Mechanical Evaluation			
		Kiln Installation			

**Note:** Cost figures for large and small projects that are in progress or in planning stages are not provided in this report. In many instances, through careful planning and project management, final project costs are significantly less than the amounts originally budgeted.

# ROYAL OAK CAMPUS

739 SOUTH WASHINGTON, ROYAL OAK



## ***A Snapshot of OCC-Royal Oak***

In 1971, OCC established the innovative Southeast Campus System (SECS) to serve the densely populated south Oakland County area. Thousands of students – 75 percent of them between 23 and 55 years of age, and 47 percent of them female – attended SECS classes in

extension centers sprinkled throughout southeast Oakland County. A model of flexible and innovative credit and noncredit programs, SECS flourished, offering day, evening and weekend classes in liberal arts transfer programs, as well as career programs designed to prepare students for immediate employment.

In 1973 and 1974, OCC purchased and renovated two buildings in downtown Royal Oak – the Salvation Army Citadel and the Bi-Lo Supermarket – becoming a key factor in the city’s renaissance. In 1979, the college broke ground for a permanent home for students attending its “storefront” campus locations. The model urban campus opened in 1982, with four buildings grouped around a full-service library, all under one roof with a two-story, windowed center mall.

The campus offers college readiness, traditional degree and transfer programs. Career programs at the campus include ceramic technology, computer information systems, court and caption reporting, medical transcription and photographic technology. A complete English as a Second Language program serves students from more than 70 countries who attend the Royal Oak and Southfield campuses.

The Royal Oak Campus’ renowned programs in ceramics and photography keep it closely in tune with many of the cultural activities in the city, and students and community alike enjoy musical, dance and theatrical performances held in the 400-seat Lila Jones Johnson Theater. Jones Johnson was a long-time OCC trustee and ardent champion of the campus.



## ***An Overview of Millage-Funded Projects Royal Oak Campus FY 2003 - FY 2004***

The charts on the facing page outline the large and small projects – completed, begun or in the planning stages from July 1, 2002 to June 30, 2004 – that have been made possible on OCC’s Royal Oak Campus through the 10-year millage renewal passed by Oakland County voters in June 2001. Approval of the Oakland Community College Board of Trustees is required for every project of \$25,000 or more; Board approval is not required for projects under \$25,000. The OCC Board receives updated information on all millage-funded building and renovation projects at each monthly meeting.



***Chiller replacement***



# LARGE PROJECTS

COMPLETED	Bldg./Area	Project	Board Approved	Completed	Cost
	Maintenance Building	Roof Replacement	7/15/02	11/8/02	\$54,104
Maintenance Building	Exterior Wall Investigation, Repair	8/19/02	1/5/03	\$25,979	
IN PROGRESS	B	Interior Renovations/Program Dev't	2/24/03		
	RO	Boiler & Chiller Replacements	10/21/02		
		Fire Alarm System Upgrade/Replacement of Evacuation Plan ID Signage	6/16/03		
		Emergency Generator Replacement	2/16/04		
	C	Library Lighting Improvements	3/15/04		
	B West	Elevator Replacement	5/17/04		
Parking Deck	Concrete Structural Repairs & Maintenance	7/19/04			



*Fire alarm upgrades*



*Interior renovations*



*Boiler replacement*

# SMALL PROJECTS

COMPLETED	Bldg./Area	Project	Completed	Cost
	RO		FY 2003 Design Management	7/8/03
		FY 2004 Design Management	7/22/04	\$18,964
		Concrete Sidewalk Replacement	8/9/02	\$21,614
		Parking Structure Maintenance Review & Report	12/10/03	\$5,467
Mech. Room		Air Intake Screen Replacement	7/22/04	\$16,317
		Asbestos Survey/Abatement	6/26/03	\$3,391
C		Exposed Structural Steel Painting	7/22/04	\$18,842

IN PROGRESS	RO	FY 2005 Design Management		
		Low-Voltage Lighting System Replacement Evaluation		
		Drinking Fountain Replacement		
		Exterior Door Replacement Study		
		Roof Access Ship Ladders		
	Site Lighting Evaluation			
	Toilet Rooms	Electric Hand-Dryer Installation		
C 101	Interior Partition Relocation			
C	HW/CW & Air Flow Investigation			
B	Interior Renovations & Mechanical Equipment Replacement, 1st Floor			

**Note:** Cost figures for large and small projects that are in progress or in planning stages are not provided in this report. In many instances, through careful planning and project management, final project costs are significantly less than the amounts originally budgeted.

# SOUTHFIELD CAMPUS

22322 RUTLAND DRIVE, SOUTHFIELD



## ***A Snapshot of OCC-Southfield***

OCC's Southfield Campus was an outgrowth of the successful southeast Campus System. The compact, one-building facility on 10 acres of property south of Nine Mile Road and east of Southfield Road opened in October 1982.

OCC-Southfield was initially designed as an earth-integrated

campus – the first in Michigan. In 1998, using millage funding approved by Oakland County voters in 1995, the Southfield Campus began the first phase of a massive six-year renovation plan, making the campus more visible, adding much-needed building amenities for students, and updating the two-decade-old labs, classrooms and public spaces. By 1999, a new façade replaced the former dirt berms and roof; a multi-purpose room for campus and community was created; and classrooms and labs were updated. Renovations continued following the millage renewal in 2001. The 92,322-square-foot campus was gutted stage by stage, emerging in fall 2004 as a far more student-centered environment with a comprehensive Student Services Center, state-of-the-art science and allied health laboratories and classrooms, and a renovated two-story atrium – always the focal point of the building.

The Southfield Campus offers college readiness, and traditional degree and transfer programs. It also serves as a major resource for the primary and continuing education of health professionals. Health career programs featured at this campus include diagnostic medical sonography, electroneurodiagnostic technology, health-care administration, hospital pharmacy technology, nuclear medicine technology, nursing, practical nurse education/modified career ladder, radiation therapy technology, respiratory therapy technology, a second-year nursing completion option and surgical technology. In reciprocal programs with Macomb Community College, OCC students can also complete programs to become occupational therapy assistants, physical therapy assistants and veterinary technicians.



## ***An Overview of Millage-Funded Projects Southfield Campus FY 2003 - FY 2004***


The charts on the facing page outline the large and small projects – completed, begun or in the planning stages from July 1, 2002 to June 30, 2004 – that have been made possible on OCC's Southfield Campus through the 10-year millage renewal passed by Oakland County voters in June 2001. Approval of the Oakland Community College Board of Trustees is required for every project of \$25,000 or more; Board approval is not required for projects under \$25,000. The OCC Board receives updated information on all millage-funded building and renovation projects at each monthly meeting.



***Exterior door replacement***

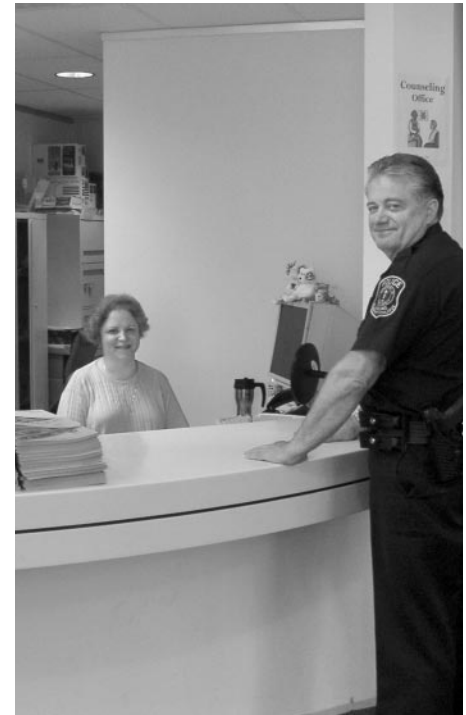


# LARGE PROJECTS

COMPLETED	Bldg./Area	Project	Board Approved	Completed	Cost
	SF		Sewer Back Check Valve Replacement	2/17/03	3/31/03
IN PROGRESS	SF	Interior Renovations	5/19/03		
		Building Energy Management System Conversion - DDC	8/16/04		
		Boiler and Chiller Replacements	10/21/02		
		Exterior Curtain Wall Flashing & Metal Panel Replacement	10/21/02		
		Exterior Door Replacements	4/21/03		
		Elevator Replacement	5/17/04		
		Emergency Generator Replacement	2/16/04		

*Atrium renovations*

*Exterior aluminum curtainwall replacement*



*Atrium renovations:  
Student Welcome Center*

# SMALL PROJECTS

COMPLETED	Bldg./Area	Project	Completed	Cost
	SF		FY 2003 Design Management	7/9/03
		FY 2004 Design Management	7/21/04	\$19,394
		Ramada Inn Land Acquisition Study	11/11/03	\$8,093
		Air Intake Screen Replacement	7/22/04	\$10,603
		Entrance Doors - Handicap Accessibility Review	7/22/04	\$2,878
		Fire Alarm System Evacuation Plan	2/12/04	\$6,283
		Ext. Concrete Wall Reinforcement Repair	8/11/03	\$22,084
		Concrete Sidewalk Repair/Sealant Repl.	7/9/03	\$6,137
		Concrete Parking Gate Island Replacement	9/9/03	\$7,747
		Greenhouse Glazing Reseal	10/13/03	\$14,746
		Roof Access Ship Ladders	7/22/04	\$9,851
Parking Lots		Sitework - Asphalt Resurfacing	4/19/04	\$6,016
Entrance Drive		Property Appraisal	12/18/02	\$2,925
Mech. Room		Asbestos Survey/Abatement	6/26/03	\$2,571

IN PROGRESS	SF	FY 2005 Design Management		
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**Note:** Cost figures for large and small projects that are in progress or in planning stages are not provided in this report. In many instances, through careful planning and project management, final project costs are significantly less than the amounts originally budgeted.



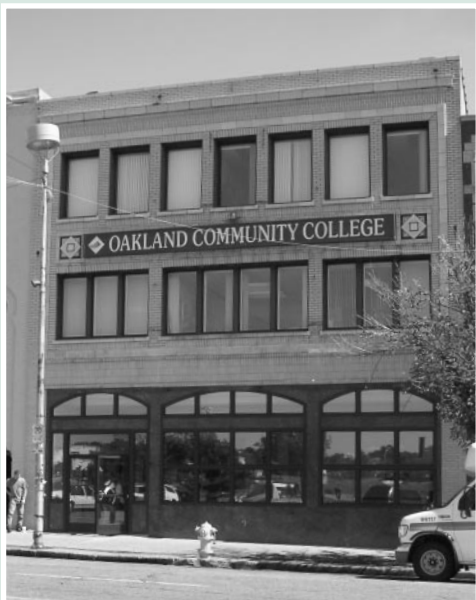
## **George A. Bee Administration Center**

Occupying a nine-acre site at 2480 Opdyke Road in Bloomfield Hills, the George A. Bee Administration Center (also known as the District Office) serves as the administrative center for the college, housing collegewide administrative support and operational services. Its central location offers another convenient site in the county for the provision of student and community services.



## **Michigan Technical Education Center (M-TEC<sup>SM</sup>)**

The 35,000-square-foot Michigan Technical Education Center (M-TEC<sup>SM</sup>) is located on OCC's Auburn Hills Campus. It offers self-paced learning, short-term classroom instruction, computer-based training and other innovative technologies to train and retrain individuals for in-demand careers in information technology. OCC's M-TEC represents a consortium of public and private partnerships that include OCC, Oakland University, Oakland Schools, Michigan Works!, Kelly Services, EDS, DaimlerChrysler, IBM, KPMG, Kmart and Tech Team Global.



## **Pontiac Center**

The Pontiac Center, located at 17 S. Saginaw Street in downtown Pontiac, is a community-based indicator of OCC's commitment to serve the citizens of north central Oakland County. The Center is a bridge to the College where full-scale programs, specialized services and support systems are housed. The Center provides personal, academic and job counseling, basic skills assessment, academic classes, and job training and retraining for unemployed and underemployed members of the community.

## **An Overview of Millage-Funded Projects Collegewide, and at OCC's District Office, Michigan Technical Education Center Building (AH) and Pontiac Center FY 2003 - FY 2004**

The charts on the facing page outline the large and small projects – completed, begun or in the planning stages from July 1, 2002 to June 30, 2004 – that have been made possible college-wide, at OCC's District Office, M-TEC<sup>SM</sup> facility on the Auburn Hills Campus, Pontiac Center and Pontiac Place through the 10-year millage renewal passed by Oakland County voters in June 2001. Approval of the Oakland Community College Board of Trustees is required for every project of \$25,000 or more; Board approval is not required for projects under \$25,000. The OCC Board receives updated information on all millage-funded building and renovation projects at each monthly meeting.



**Boiler, electrical replacements at District Office**



# LARGE PROJECTS

COMPLETED	Bldg./Area	Project	Board Approved	Completed	Cost
	College Wide	Parking Lot Security Upgrades	7/21/03	6/27/03	\$39,961
District Office	Chancellor & Human Resources Interior Renovations	4/21/03	3/31/03	\$123,724	
IN PROGRESS	College Wide	Roof Management Program Survey, Warranty & Nonwarranty Maintenance Repairs	11/19/01		
	District Office	Boiler Replacement & Installation Emergency Generator/UPS System	5/19/03		

*College-wide roof management program*



*College-wide road and sidewalk repair and replacement programs*





**OAKLAND  
COMMUNITY  
COLLEGE**

*Your Tax Dollars  
at Work!*

**BUILDING & SITE  
RENOVATION PROJECTS**

*Thank you Oakland County!*

# SMALL PROJECTS

COMPLETED	Bldg./Area	Project	Completed	Cost
	College Wide	FY 2003 Millage Capital Planning	7/9/03	\$15,037
	Auch Fidelity Bond (8/1/02-8/1/05)	10/14/02	\$12,190	
IN PROGRESS	College Wide	FY 2003 Design Management	12/12/03	\$10,491
	College Wide	FY 2004 Design Management	7/22/04	\$3,659
	BAS Primary Equipment Scope Dev't	11/11/03	\$5,678	
	Concrete Sidewalk Replacement, Handicap Access	11/8/02	\$2,667	
	Cooling Tower Removal	3/13/03	\$4,503	
	Abandonment Master Meter Pit	12/10/02	\$5,000	
	ACM Survey & Abatement, Cooling Tower	2/3/03	\$2,551	
	ACM Survey & Abatement, Roof Drain	2/3/03	\$1,234	
	Flagpole Installation	7/22/04	\$15,478	
	Board Room Fabric Acoustical Wall Panels	10/31/03	\$10,877	
	Asbestos Management/Op. Maintenance	12/4/03	\$2,785	
	Asbestos Abatement - Rooftop Air Handling Units	1/14/04	\$2,158	
	IT Office Modifications	6/11/04	\$9,916	
	Roof Conductor Asbestos Abatement	1/14/04		
	DO Mech. Room	Asbestos Survey/Abatement	5/27/03	\$7,063
	DO Parking Lot	Asphalt Replacement	7/12/02	\$9,276
	DO Acad. Svcs.	Interior Renovations	2/10/03	\$15,705
	M-TEC	Signage	3/11/03	\$8,900
		Remediation of Retention Pond	4/10/03	\$154
		ACT Testing Center Vestibule Modifications	3/11/03	\$19,217
	Pontiac Center	Mechanical & Electrical Inspection, Report	2/5/04	\$5,850
		Fire Alarm & Safety Inspection, Report	12/4/03	\$2,500
	Pontiac Place	SCT Temporary Office	12/16/02	\$13,125
IN PROGRESS	College Wide	Millage "Thank You Voters" Signage		
	College Wide	FY 2004 Design Management		
	District Office	Fire Alarm System Evacuation Plan		
		Boiler & HVAC Equipment Repl. Study		
Pontiac Center	Boiler & HVAC Equipment Design Dev't Office/Classroom Modifications			



For more information on millage-funded renovation and construction programs at Oakland Community College, contact Daniel P. Cherewick, Director of Physical Facilities, **248-341-2011**, or log onto OCC's website at **www.oaklandcc.edu**.

**Note:** Cost figures for large and small projects that are in progress or in planning stages are not provided in this report. In many instances, through careful planning and project management, final project costs are significantly less than the amounts originally budgeted.



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Oakland Community College is an affirmative  
action/equal opportunity institution.

